



LOS OSOS WASTEWATER PROJECT

SEWER LATERAL
CONNECTIONS
BEGIN SOON
(DETAILS INSIDE)



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PUBLIC WORKS
www.slocounty.ca.gov/PW/LOWWP



The community wastewater system for Los Osos is almost complete. The collection system pipelines and pump stations were completed in 2015 and the water recycling facility is ready to accept wastewater after March 28, 2016. The final step is to connect your property to the system. Review this brochure for general information regarding what needs to be done to connect your sewer lateral. See the back page for more resources.

SEWER LATERAL CONNECTION PHASING PLAN

Phase 1: MARCH- SEPTEMBER, 2016

Lateral Connection Workshop for Phase 1 on Tuesday, March 22, 2016
from 4:30 to 8:30 pm at the Los Osos Middle School.

Phase 2: JUNE-DECEMBER, 2016

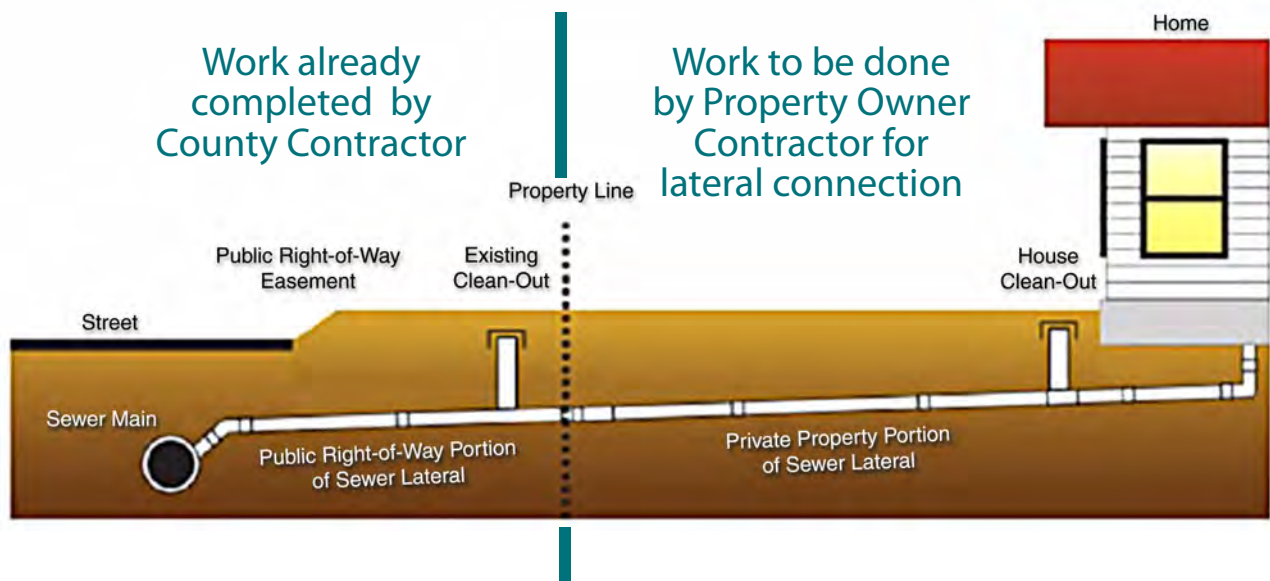
Phase 3: SEPTEMBER, 2016-MARCH, 2017



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SEWER LATERAL CONNECTION PROCESS

1. Work with contractors to obtain input and multiple price quotes
 - Use County list of interested contractors which are licensed, bonded, and environmental compliance trained
 - Contractor list regularly updated on County's project website
2. Hire a contractor based on an agreed price and scope of work
3. Contractor obtains permits per building code
 - Inspections conducted for health and safety
4. Lateral connected from house to existing stub-out at property line
5. Septic tank pumped out and decommissioned
 - Convert tank for reuse options or
 - Abandon tank in place
6. Property owners may also complete the connection process as "owner-builders" by obtaining a building permit and following applicable codes

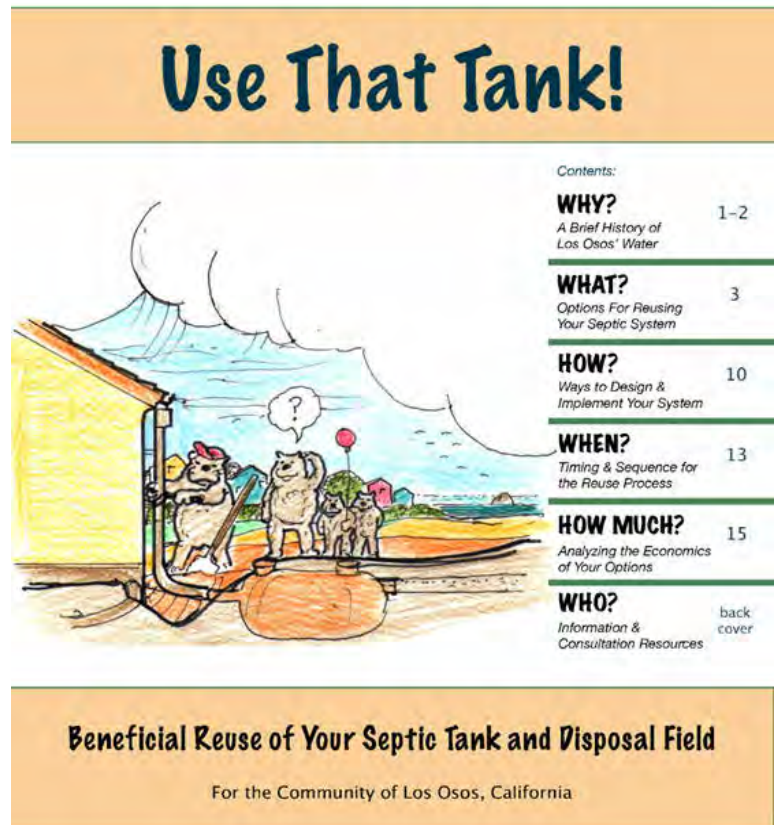


SEPTIC REUSE GUIDEBOOK

Many homes have the ability to convert their septic systems for beneficial reuse at a comparable cost to abandoning the septic tank. The septic tank can be a valuable resource for collecting water which can be used to provide some important benefits for you and your community.

- Reduce runoff and flooding
- Recharge groundwater
- Improve water quality
- Conserve water

Review the guidebook (available at the Los Osos Library and on the County website) or work with your contractor to see what options work for your property.



*Guidebook developed by Central Coast
Green Building Council*

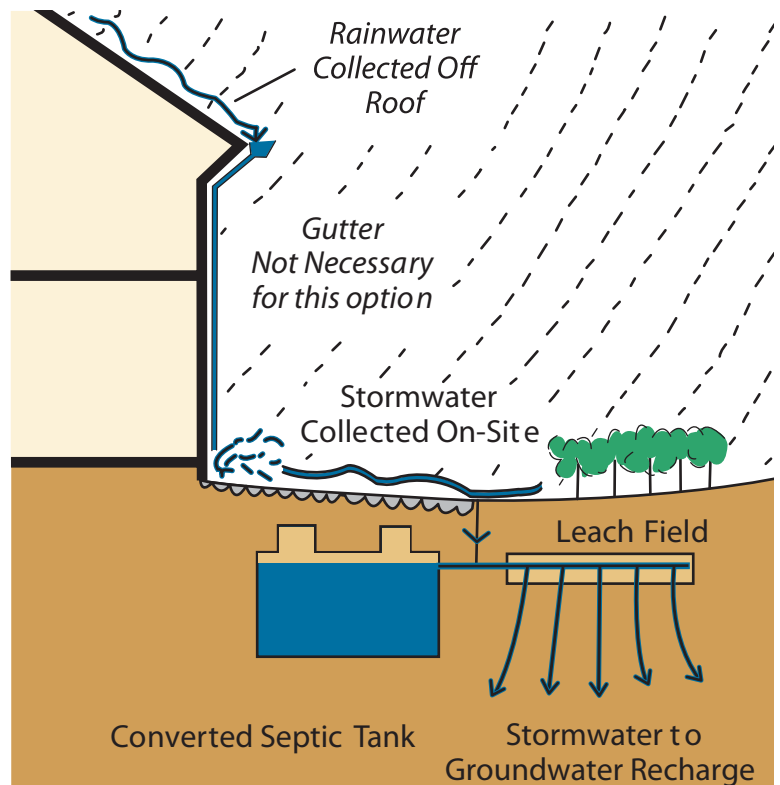


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The stormwater infiltration example is the least cost option for converting your old septic system. In most cases, converting the septic system for reuse can be done at a similar cost to septic tank abandonment. Several more septic system reuse alternatives, which capture and reuse water for irrigation or toilet flushing, are detailed in the guidebook.

DID YOU KNOW?

Preparing your septic tank for reuse requires disinfecting it with a bleach-water solution and avoids using a dump truck load of sand to abandon it in place.



STORMWATER INFILTRATION

Return rain water to the groundwater basin. Reduce runoff, flooding, and pollution in Morro Bay.

WATER CONSERVATION

DON'T WAIT! SAVE WATER NOW!

Properties are required to retrofit to water conserving fixtures in order to connect to the wastewater project. Rebates are available for the required retrofits, as well as, additional water conservation measures. Visit www.conservelososos.org or call (805) 788-6633 for more information.

REQUIRED RETROFITS ELIGIBLE FOR REBATES			
Fixture or Appliance	Existing Fixture Flow Rate	New Fixture Flow Rate Eligible for Rebate	Rebate per Fixture Installation
Toilets — Residential and Commercial	Greater than 1.6 gpf	1.28 gpf or less	\$250
Showerheads — Residential and Commercial	Greater than 2.0 gpm	1.5 gpm or less	\$40
Faucet Aerators — Residential	Greater than 1.5 gpm	1.5 gpm or less	\$5
Faucet Aerators — Commercial	Greater than 0.5 gpm	0.5 gpm	\$5
Urinals — Commercial	Greater than 1.0 gpf	0.5 gpf or less	\$500
OPTIONAL RETROFITS ELIGIBLE FOR REBATES			
Toilets — Residential & Commercial	Equal to 1.6 gpf	1.0 gpf or less	\$250
Washers — Residential & Commercial	Less than Tier 3 Less than Water Factor 4	Tier 3, Water Factor 4	\$150
Alternative Measures	needs prior approval	Hot water on-demand recirculating pumps, high efficiency clothes or dish washers.	\$300



PROJECT COSTS

PROJECT COSTS FOR A TYPICAL SINGLE FAMILY HOME

Wastewater Assessments	\$1,080/year
Service Charges	approximately \$900/year
Total	approximately \$1,980/year (equivalent to \$165/month)

Wastewater Assessments were approved by a Prop. 218 vote in 2007.

The typical single family home received a wastewater assessment of \$24,949. This amount may be pre-paid, but is typically financed under the terms of the project's long term loans. The costs are collected on the property tax bill. During construction, the annual amount has been \$710 per year. The assessment charges will increase next year to \$1,080 per year after construction is completed.

The Service Charges were approved by a Prop. 218 process in 2010.

These charges will also be billed on the property tax bills after the completion of the connection phase for each property. The fixed fee portion of the charges for a single family residence is about \$450 per year. The variable portion is based on an estimate of indoor water usage and equals about 1¢ per gallon. The variable fees for a typical single family residence are estimated to total about \$450 per year. Together the fixed and variable portions of the Service Charges are estimated to be about \$900 per year.

Costs per multi-family or mobile home unit are less, and costs for commercial property are more than for single family.

Financial assistance for low income property owners

Several types of financial assistance are available to help pay for sewer lateral connections, service charges, and wastewater assessments. Property owners earning below 80% of the median household income may qualify. Contact the County or visit office hours (see next page) to learn more.

2015 Median Household Income*					
Household Size	1	2	3	4	5
Low Income (80% of MHI)	\$43,200	\$49,350	\$55,550	\$61,700	\$66,650

Sewer lateral connections costs

The lateral connection is a one-time expense that is the responsibility of the property owner. As discussed on Page 2, obtain multiple bids and work with your contractor of choice to complete the work. The costs for a typical home are estimated to be about \$3,000. However, cost can range from less than \$2,000 to \$10,000+. There are no connection fees or charges that will be billed by the County.



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PUBLIC WORKS
COUNTY GOVERNMENT CENTER, RM 207
SAN LUIS OBISPO, CA 93408**

Lateral Connection Workshops

Phase 1 Connection Area Workshops

Tuesday, March 22, 2016
3 sessions: 4:30, 6:00, and 7:30 pm
Los Osos Middle School

Phase 2 and Phase 3 Connection Area Workshops

June and September, 2016
Times and dates to be determined.
Workshop information will be included with the
connection notices.

Questions or Need Assistance?

Office Hours at 2025 10th Street,
Los Osos
Tuesdays and Thursdays: 10:00 am to
12:00 pm

Contact us at (805) 788-2759 or
rheaslet@co.slo.ca.us

More information at
www.slocounty.ca.gov/PW/LOWWP